

LOT 10 IN OR 794/330
PIRATES WOOD ESTATES PB 5/273

GANDY MARGIE P
97236 PIRATES WAY
YULEE, FL 32097

2023

43-3N-28-509G-0010-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 100	0900	01	1,960	100.4598	119.30	233,828	1997	1997	0	0	0	12.25	87.75	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1999													Heated Area: 1503														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1999														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	11	CLAY TILE 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			01	Quality Level 01																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA			04																							
NEIGHBORHOOD/LOC			4032.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,503	100	1,503	157,343																										
FEP	204	80	163	17,064																										
FGR	393	55	216	22,612																										
FOP	20	30	6	628																										
FSP	180	40	72	7,538																										
TOTALS			2,300	1,960	205,184																									
EXTRA FEATURES			97236 PIRATES WAY, YULEE																											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
1	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1997	1997	3	20	240															
2	0810	CONCRETE A	0 100	0	0	496.00	SF	6.50	6.50	100	1997	1997	3	75	2,418															
3	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1997	1997	3	20	1,440															
5	0351	CARPORT MT	0 100	16	22	352.00	SF	10.00	10.00	100	2001	2001	3	20	704															
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000													
REVIEW DATE 10/23/2018 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																														